



**County:** Osceola  
**Property Style:** Condominium  
**Subdiv:** PROMENADES AT BELLATRAE CONDO PH 8 BLDG 32  
**Subdiv/Condo:** **Status:** Active  
**Beds:** 3, **Baths:** 2/0 **List Price:** \$270,500  
**Pool:** Community **LP/SqFt:** \$142.89  
**Garage:** Yes **Attch:** Yes **Spcs:** 1 **Year Built:** 2006  
**Max Times per Yr:** 1 **ADOM:** 259 **CDOM:** 259  
**Home Warranty Y/N:** No **Heated Area:** 1,893 SqFt / 176 SqM  
**New Construction:** No **Total Area:** 2,145 SqFt / 199 SqM  
**Builder Name:** Pulte Homes/Del Webb **Total Acreage:**  
**Builder Model:** Cormorant **Lot Features:**  
**Total Annual Assoc Fees:** 8,880.00 **Flood Zone Code:** A  
**Average Monthly Fees:** 740.00

6 MONTHS FREE HOA WITH PURCHASE!!! Welcome to everyday resort living in the highly sought-after, guard-gated community of Bella Trae at Champions Gate. This spacious 3-bedroom, 2-bath condo offers 1,893 square feet of bright, open living space with peaceful nature views, just 20 minutes from Orlando's world-famous theme parks and 50 minutes from Florida's newest attractions. The great room features cathedral ceilings and an open layout that flows effortlessly to an expansive screened balcony through triple sliding glass doors, perfect for enjoying warm Florida breezes year-round. The kitchen includes solid-surface countertops, wood cabinetry, matching appliances, a breakfast bar, and a cozy nook, all set on easy-maintenance tile. A formal dining space, complete with a window and a modern chandelier, complements the living area. Retreat to the oversized primary suite with a large closet, ceiling fan, and en suite bath featuring dual sinks, a glass-enclosed shower, and a dedicated vanity. The second bedroom has plush carpet, a generous closet, and access to the second full bath. The third bedroom, with French doors and a linen closet, makes a great guest room, home office, or flex space. Bella Trae's 12,500 sq ft clubhouse offers a state-of-the-art fitness center, heated pool and spa, billiards, putting green, and more. HOA fees include internet, cable, pest control, building maintenance, and lawn care, making this truly a maintenance-free living experience. Looking to escape the cold and live in a paradise landscape? This home is perfect as a seasonal escape or full-time Florida dreamscape. And for investors, this is a rare opportunity to start or grow your real estate portfolio with confidence, in a strong rental demand community. Minutes to I-4, shopping, dining, and world-class entertainment, don't miss your chance to live or invest in one of Central Florida's premier resort communities. Schedule your showing today & don't forget the Seller will pay 6 MONTHS OF HOA FEES at closing.

**Land, Site, and Tax Information**

**Legal Desc:** PROMENADES AT BELLA TRAE PH 8 A CONDO CB 10 PG 62 OR 3243/1342 BLDG 32 UNIT 20332  
**SE/TP/RG:** 33-25S-27E **Zoning:** PD **Block/Parcel:** 2  
**Subdivision #:** **Future Land Use:** **Book/Page:** 3119-1865  
**Between US 1 & River:** **No Drive Beach:**  
**Tax ID:** [33-25-27-2974-0002-0332](#) **Zoning Comp:** Yes **Front Exposure:** East  
**Taxes:** \$3,843 **Tax Year:** 2025 **Lot #:** 0332  
**Homestead:** No **CDD:** Yes **Annual CDD Fee:** 305 **Other Exemptions:**  
**AG Exemption YN:** **Development:** **Subdiv/Condo:**  
**Alt Key/Folio #:** 332527297400020332 **Complex/Comm Name:**  
**Ownership:** Condominium **Flood Zone Date:**  
**Bldg Name/#:** 32 **Floor #:** 2 **Planned Unit Dev:**  
**Total # of Floors:** 1 **Census Block:** 2 **Census Tract:** 040812  
**Land Lease Y/N:** Yes **Land Lease Fee:** **Lot Size Acres:** 0.20 **Lot Size:** 8,548 SqFt / 794 SqM  
**Lot Dimensions:**

**Interior Information**

**A/C:** Central Air **Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer  
**Heat/Fuel:** Central **Flooring Covering:** Carpet, Ceramic Tile  
**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected **Interior Feat:** Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)  
**Sewer:** Public Sewer **# of Wells:**  
**Water:** Public **# of Septics:**  
**Fireplace:** No  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	Upper		Carpet		
Dining Room	Upper		Carpet		
Dinette	Upper		Ceramic Tile		
Kitchen	Upper		Ceramic Tile		Closet Pantry
Primary Bedroom	Upper		Carpet	Walk-in Closet	
Primary Bathroom	Upper		Ceramic Tile		Makeup/Vanity Space
Bedroom 2	Upper		Carpet	Built-in Closet	
Bedroom 3	Upper		Carpet	Linen Closet	
Bathroom 2	Upper		Ceramic Tile		Tub With Shower

**Exterior Information**

**Ext Construction:** Block, Stucco **Assigned Spcs:**  
**Roof:** Concrete **Garage Dim:** , **Attached Garage Y/N:** Yes  
**Foundation:** Slab **Property Attached:**  
**Property Description:** **Architectural Style:**  
**Ext Features:** Balcony, Sliding Doors  
**Pool:** Community **Pool Dimensions:**  
**Road Surface Type:** Paved

**Green Features**

**Community Information**

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Playground, Pool, Tennis Court(s)

**Fee Includes:** 24-Hour Guard, Community Pool, Maintenance Exterior, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Security

**HOA / Comm Assn:** Yes      **HOA Fee:** \$460.00 / Required

**HOA Pmt Sched:** Monthly

**Mo Maint\$(add HOA):** \$0

**Monthly HOA Amount:** \$460

**Other Fee:**

**Housing for Older Per:** No

**Condo Fee:** \$0 /

**Monthly Condo Fee:**

**Pet Size:** Medium (36-60 Lbs.)

**# of Pets:** 2

**Max Pet Wt:** 50

**Pet Restrictions:** SEE HOA for Current restrictions

**Elementary School:** Westside K-8

**Middle School:** West Side

**High School:** Poinciana High School

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** Yes

**Number of Ownership Years Prior to Lease:** 0

**Approval Process:** Please see HOA/Condo Association for current rules and regulations

**Additional Lease Restrictions:** No Short Term Rentals are allowed

**Association/Manager Name:** FirstService Residential/

**Association/Manager Contact Phone:** 866-378-1099

**Association Email:** promenadesbt@fsresidential.com

**Association URL:** bellatrae.com

**Master Assn/Name:** Yes / Castle Group

**Master Assn Fee:** \$280.00 / Monthl

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